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Centris No. 16222722 (Active)

[See all pictures](#)



\$1,395,000 + GST/QST

1583 Rue St-Hubert
Montréal (Ville-Marie)
H2L 3Z1

Region Montréal
Neighbourhood Village
Near Maisonneuve

Industrial Park

Property Type	Commercial	Year Built	1960
Style	Building	Expected Delivery Date	
Condominium Type		Specifications	
Property Use	Commercial and office space	Declaration of co-ownership	
Building Type	Attached		
Total Number of Floors	3	Special Contribution	
Building Size	21 X 66 ft irr	Meeting Minutes	
Gross Living Area	4,281 sqft	Financial Statements	
Building Area	1,427 sqft	Building Rules	
Lot Size	21 X 78 ft	Building insurance	
Lot Area	1,638 sqft	Maintenance log	
Cadastre of Immovable	2161959 Cadastre du Québec	Co-ownership insurance	
Cadastre of Common Portions		Contingency fund study	
Trade possible		Reposess./Judicial auth.	No
Zoning	Commercial	Certificate of Location	Yes (2023)
Type of Operation	Retail, Service	File Number	
Type of Business		Occupancy	30 days PP/PR Accepted
		Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment

Year 2026
Lot \$327,200
Building \$1,045,100

Taxes (annual)

Municipal \$34,451 (2026)
School \$999 (2026)
Infrastructure
Business Tax
Water

Energy (annual)

Electricity
Oil
Gas

Total \$1,372,300 **Total** \$35,450 **Total**

Use of Space - Available Area of 4,281 sqft

Type	Commercial	Monthly Rent	Included in Lease
Unit Number	1583	Type of Lease	
Corporate Name	llocal Inc.	Rental Value	\$11,300 Excluded in Lease

Area	4,281 sqft	Lease Renew. Option
Lease Franchise	Owner-occupant	Block Sale In Operation Since Franchise Renew. option

Features

Sewage System	Municipality	Property/Unit Amenity	Central air conditioning, Alarm system
Water Supply	Municipality	Loading Platform	
Foundation		Rented Equip. (monthly)	
Roofing		Cadastre - Parkg (incl. pri	
Siding		Cadastre - Parkg (excl. pri	
Dividing Floor		Parkg (total)	
Windows		Driveway	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units, Forced air	Distinctive Features	
Basement		Proximity	Highway, Metro, Public transportation, Réseau Express Métropolitain (REM)
Renovations		Environmental Study	Phase 1 (2003/11), Phase 2 (2003/11)
Water (access)		Garage	
Mobility impaired accessible			

Inclusions

The refrigerator, dishwasher, kitchen island, light fixtures, blinds, glass doors, the third-floor bay window, and the bathroom and powder room furniture are included. Some office furniture (tables, chairs, etc.) may be negotiable between the buyer and seller.

Exclusions

All computer equipment and all other personal movable property currently located on the premises.

Remarks

Renting the building is also a possibility.

Addendum

Just one minute** walk from an indoor access to the Berri-UQAM metro station via 800, de Maisonneuve East.

* If you're a business, recruitment will be greatly facilitated for your employees.

* If you are a destination or service business, customers who search for you on the internet will be more motivated to choose you because of this proximity.

A very wise real estate investment.

Directly opposite, a major transformation is being planned: Îlot Voyageur (Berri-UQAM): The developer Mondev and the organization UTILE have been chosen to develop this space in 25 floors, offering 1200 housing units.

FOR AN OVERVIEW:

<https://www.lapresse.ca/actualites/grand-montreal/2025-07-09/ilot-voyageur/vingt-cinq-etages-et-1200-logements.php>

Excellent accessibility thanks to the direct connection to the Berri-UQAM metro station, the largest interchange in Greater Montreal's public transit network, and just a few minutes by metro from the McGill intermodal station of the Réseau express métropolitain (REM).

Establishing your business at 1583 St-Hubert Street is a smart and highly strategic choice for any type of commercial activity.

Your employees and customers will greatly appreciate the 1 minute walk to an indoor access to all the amenities, shops, restaurants and underground parking of Place Dupuis or to the pedestrian network of the underground city, renowned for its

32 km sheltered from the rain and cold.

Its location isn't the only advantage; wait until you see this beautiful, modern building. It has undergone numerous tenant improvements and will charm you; I guarantee it. Everything is there to ensure your comfort: central air conditioning (HVAC) system, network cabling, hardwood floors, a bathroom with a shower for your cyclists, and much more.

BUILDING GROSS AREA

1,427 sq ft on the ground floor

1,427 sq ft on the 2nd floor

1,427 sq ft on the 3rd floor

4,281 sq ft of ABOVE-GROUND area

REMARKS

- The rear part of the building is a right of way on which there is currently a terrace (wooden deck), sometimes used by the owner and his employees, all as shown in the certificate of location.

- Layout plans are available.

- The roof is old.

- The seller has in their possession an appraisal report (year 2021) and an environmental report (year 2003). These will be provided to any potential buyer upon request.

- Purchase offers must be accompanied by proof of down payment.

Sale with legal warranty of quality

Seller's Declaration

No

Source

RE/MAX DU CARTIER INC., Real Estate Agency

VIA CAPITALE DU MONT-ROYAL, Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer , but an invitation to submit such offers or promises.